



Woodland Road, North Chingford, E4 7EU

£1,250 Monthly *

McRae's



2 Double Bedroom First Floor Apartment

Spacious Lounge, Open Kitchen Area, Family Bathroom WC

Moments From Station Road, North Chingford

Available Early August And Offered Unfurnished

* Fees May Apply - Please visit www.mcraes.co.uk for more information



You are advised to obtain verification that all appliances and services to this property are to your satisfaction before submitting your offer to us. Such items and services have not been tested by ourselves and are noted on the basis of visual inspection only. These particulars do not constitute any part of an offer or contract. Members of The Property Ombudsman

McRaes Sales, Lettings & Management

38b Woodland Road, North Chingford, London E4 7EU

Entrance

The flat is accessed via a door from the ground floor communal lobby with stairs rising to the first floor landing.

Landing

(18' 11" x 5' 05" Max) or (5.77m x 1.65m Max)
A long split level landing with access to each room off, steps up to the lounge and bedroom one.

Lounge

(14' 09" Max x 16' 05") or (4.50m Max x 5.00m)
A spacious living room with wide bay to the front elevation and a further window, allowing lots of natural light to flow through, ornate fire surround and hearth to the chimney breast, high skirting, ceiling coving and power points.

Kitchen

(8' 04" x 11' 06") or (2.54m x 3.51m)
An open plan area with a range of wall and base units incorporating stainless steel sink unit with mixer tap and drainer, electric hob with extractor above and oven below, space for under counter fridge space for small table and chairs, power points. Window to side elevation.

Storage Cupboard

Useful storage cupboard with plumbing/provision for washing machine.

Bedroom 1

(10' 07" x 12' 0") or (3.23m x 3.66m)
Double glazed window to the rear elevation, radiator beneath, power points

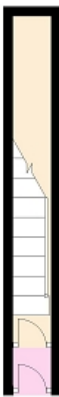
Bedroom 2

(7' 10" x 11' 06") or (2.39m x 3.51m)
Double glazed window to the rear elevation, radiator beneath, power points.

Bathroom

(5' 08" x 7' 03") or (1.73m x 2.21m)
Double glazed replacement window to the side elevation. Suite comprises panel enclosed bath, with shower mixer tap, wall mounted rise rail and tiled enclosure, pedestal and wash hand basin with mixer tap, close coupled wc.

Ground Floor
Approx. 6.9 sq. metres (74.0 sq. feet)



First Floor
Approx. 64.9 sq. metres (698.7 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 sq. feet)

This floorplan is for guidance only and is NOT to scale. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

